074.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,400 / 805,400
					USE VALUE:	805,400 / 805,400
					ASSESSED:	805,400 / 805,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUTRONI WILLIAM F JR &	
Owner 2:	CUTRONI PATRICIA A	
Owner 3:		
Street 1:	142 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CUTRONI WILLIAM F JR--ETAL -
Owner 2:	CUTRONI PATRICIA A -
Street 1:	142 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 1896 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	326,500	1,100	477,800	805,400
Total Card	0.201	326,500	1,100	477,800	805,400
Total Parcel	0.201	326,500	1,100	477,800	805,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.79 | /Parcel: 424.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46872

GIS Ref

GIS Ref

Insp Date 10/05/18

!6211!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,500	1100	8,750.	477,800	805,400	805,400	Year End Roll	12/18/2019
2019	101	FV	274,900	1100	8,750.	477,800	753,800	753,800	Year End Roll	1/3/2019
2018	101	FV	274,900	1100	8,750.	409,500	685,500	685,500	Year End Roll	12/20/2017
2017	101	FV	274,900	1100	8,750.	382,200	658,200	658,200	Year End Roll	1/3/2017
2016	101	FV	274,900	1100	8,750.	327,600	603,600	603,600	Year End	1/4/2016
2015	101	FV	251,500	1200	8,750.	293,500	546,200	546,200	Year End Roll	12/11/2014
2014	101	FV	251,500	1200	8,750.	271,600	524,300	524,300	Year End Roll	12/16/2013
2013	101	FV	251,500	1200	8,750.	259,000	511,700	511,700		12/13/2012

PRINT

Date	Time
12/10/20	21:00:49

LAST REV

Date	Time
01/23/19	15:29:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6211

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUTRONI WILLIAM	68172-343		10/7/2016	Convenience	1	No	No		
PERCUOCO PAUL F	23608-512		9/1/1993		258,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2010	188	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Info At Door	189	PATRIOT
10/14/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46872
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	4									477,750						477,800	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 477,750 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99942732
Adj $ / SQ:	128.177
Other Features:	102666
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401153
Depreciation:	74614
Depreciated Total:	326538

COMMENTS

BK; 10506 PG; 368 22 223216 643-6639.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

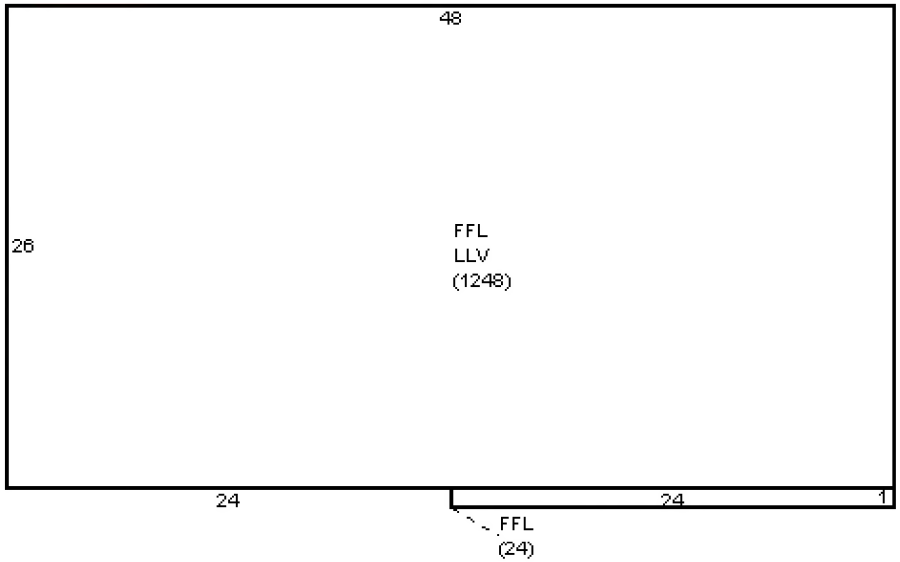
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.99
Special Features:	0	Val/Su Net:	129.56
Final Total:	326500	Val/Su SzAd	256.68

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	128.180	163,041
LLV	Lower Level	1,248	79.310	98,978

Net Sketched Area:	2,520	Total:	262,019
Size Ad	1272	Gross Are	2520	FinArea	1896
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	48x11	A	AV	1980	2.96	T	31.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100